

# Rent and Sales Report

No. 94 ISSN – 1440 – 0049



**Rent:** December quarter 2010  
**Sales:** September quarter 2010

## Changes to the geography

A number of changes to the geography used in the Report were introduced into the December 2007 issue. See page 15 for details.

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# Rent and Sales Summary

## Rent: December Quarter 2010

### Trends for new bonds at state and regional levels

During the December 2010 quarter the median rent for all dwellings increased by \$10 to \$430 in the Sydney Statistical Division (SD). The median rent increased by \$20 to \$520 in the Inner Ring, and increased by \$10 in both the Middle and the Outer Rings to \$430 and to \$370 respectively. Compared to the previous year, the median rent increased in the Sydney SD by \$30, in the Inner Ring by \$50, in the Middle Ring by \$30, and in the Outer Ring by \$20.

Over the year the median rent for two bedroom flats/units increased across the State, with the largest increase occurring in the Inner Ring and the Rest of GMR (10.0%), followed by the Outer Ring (6.1%), and the Middle Ring (5.3%). Over the quarter, the median rent increased in the Middle Ring by 1.3% and the Rest of GMR by 1.9%, but remained unchanged in the Inner and the Outer Rings.

Over the year the median rent for three bedroom separate houses increased in the Inner Ring by 10.6%, in the Middle Ring by 8.9%, in the Outer Ring by 8.8%, and in the Rest of GMR by 8.1%. Over the quarter the median rent increased in the Inner Ring by 4.3%, in the Middle Ring by 2.1%, in the Outer Ring by 2.8%, and in the Rest of GMR by 1.5%.

The median rent for one bedroom flats/units increased over the year in the Inner Ring by 7.5%, in the Middle Ring by 8.6%, in the Outer Ring by 11.0%, and in the Rest of GMR by 5.6%.

The median rent for two bedroom separate houses increased over the year in each of the Rings, ranging from 5.6% in the Inner Ring to 7.2% in the Middle Ring. The median rent increased in the Rest of GMR by 7.7%. Over the quarter the median rent increased in the Middle Ring by

2.5%, but remained unchanged in the Inner and the Outer Rings, and the Rest of GMR.

Outside the GMR the median rent for two bedroom flats/units increased by 2.6% over the quarter, and by 8.1% over the year. The median rent for three bedroom separate houses remained unchanged over the quarter, but increased by 8.0% over the year.

Over the quarter, the number of new bonds lodged declined across the State, ranging from 4.1% in the Middle Ring to 9.1% in the Rest of GMR. Over the year the number of new bonds lodged increased in the Middle Ring by 2.5% and in the Outer Ring by 1.6%, but fell in the Inner Ring by 2.7% and in the Rest of GMR by 1.5%.

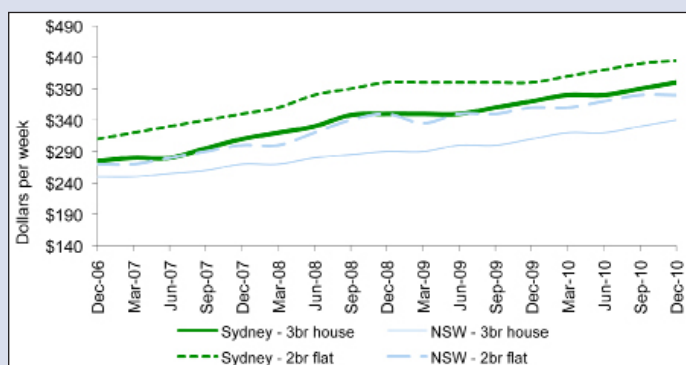
### Notable rent movements for local government areas (ignoring small samples)

For two bedroom flats/units the largest annual increases in median rent in the Sydney SD were recorded in Campbelltown (14.8%), Lane Cove (12.5%), and Sydney (12.3%). Nine of the 43 LGAs in the Sydney SD recorded annual increases of 10% or more, compared to 6 LGAs with 10% or more increases for the previous quarter (September 2010). Within the Rest of GMR the biggest annual increase was 10.4% in Lake Macquarie.

Over the year nine LGAs experienced a 10% or higher increase in median rent for three bedroom separate houses in the Sydney SD. This compares with 13 LGAs recording 10% or more increases in the September quarter. The largest increases were observed in Ku-ring-gai (18.3%), Pittwater (15.4%), and Wollondilly (12.9%). Within the Rest of GMR the largest annual increase was recorded in Cessnock at 13.5%.

Within the Sydney SD, four of the 43 LGAs recorded a 10% or higher annual increase in median rent for one bedroom flats/units. The largest increases were observed in Gosford

## Trends in Median Rents – Sydney and NSW



## Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
<b>Rent (\$/wk)</b>					
Dec Qtr 2010	\$520	\$430	\$370	\$430	\$370
Qtlly change	4.0%	2.4%	2.8%	2.4%	2.8%
Ann. change	10.6%	7.5%	5.7%	7.5%	5.7%
<b>Sales (\$'000s)</b>					
Sep Qtr 2010	\$665	\$530	\$422	\$500	\$425
Qtlly change	-3.6%	-3.2%	-1.9%	-3.8%	-2.7%
Ann. change	19.8%	11.3%	9.6%	11.4%	9.0%

(13.5%), Wyong (13.2%), and Rockdale (12.9%). Within the Rest of GMR the largest annual increase was recorded in Lake Macquarie at 13.4%.

Only Blue Mountains (15.4%), Canterbury (13.2%), and Sydney (10.5%) in the Sydney SD recorded an annual increase in excess of 10% in the median rent for two bedroom separate houses. Within the Rest of GMR the biggest annual increase was recorded in Cessnock at 9.5%.

Amongst the 34 Rural Statistical Sub-Divisions (SSD) five SSDs recorded annual increases in median rent for two bedroom dwellings in excess of 10%. For three bedroom dwellings three SSDs recorded 10% plus increases.

Over half the LGAs in Sydney SD (22 out of 43 LGAs) recorded a growth in the number of new bonds lodged over the year, with only 21 LGAs experiencing a decline.

Note: **These results are based on the statistics of new bonds lodged in the period.**

### Sales: September Quarter 2010

The median sales price for all dwellings across the Sydney SD declined by 3.8% over the quarter, but increased by 11.4% over the year. Over the quarter the median sales price fell in the Inner Ring by 3.6%, in the Middle Ring by 3.2%, and in the Outer Ring by 1.9%, but remained unchanged in the Rest of GMR. Over the year the median sales price rose in all regions, ranging from 7.7% in the Rest of GMR to 19.8% in the Inner Ring.

For non-strata dwellings in Sydney SD, the median sales price decreased by 4.2% for the quarter, but increased by 14.5% for the year. Over the quarter the sales price decreased in the Inner Ring by 4.4%, in the Middle Ring by 2.7%, and in the Outer Ring by 2.2%. The largest quarterly increase was recorded in Auburn (7.7%), whilst the largest decrease was recorded in Strathfield (17.5%). Over the

year, the sales price increased in the Inner Ring by 14.7%, in the Middle Ring by 17.2%, in the Outer Ring by 10.0%, and in the Rest of GMR by 8.9%. The largest annual increase was 23.0% recorded in Canterbury, whilst the largest annual decrease was 5.7% recorded in Mosman.

For strata dwellings in the Sydney SD, the median sales price declined by 2.6% for the quarter, but rose by 7.9% over the year. Over the quarter the median sales price fell in the Inner Ring, in the Middle Ring, in the Outer Ring, and in the Rest of GMR by 0.9%, 4.0%, 2.7% and 1.5%, respectively. The largest quarterly increase in Sydney SD was 10.3% recorded in Pittwater, whilst the largest decrease was 9.4% recorded in Ryde. Over the year the median sales price increased in the Inner Ring by 15.7%, in the Middle Ring by 4.8%, in the Outer Ring by 2.9%, and in the Rest of GMR by 0.9%. Over the year 16 of the 43 LGAs in Sydney recorded increases of more than 10%, with Mosman recording the largest increase at 19.2%.

### Trends in Median Sales Price – Sydney and NSW

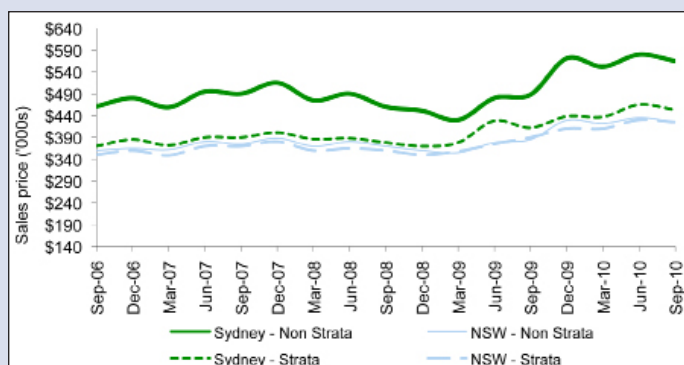


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - December Quarter 2010

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median	Change	Ann	Median	Change	Ann	Median	Change	Ann	Median	Change	Ann
	\$	%	%	\$	%	%	\$	%	%	\$	%	%
<b>SYDNEY SD</b>	<b>390</b>	<b>2.6</b>	<b>6.8</b>	<b>430</b>	<b>2.4</b>	<b>7.5</b>	<b>440</b>	<b>2.3</b>	<b>10.0</b>	<b>550</b>	<b>1.9</b>	<b>5.8</b>
<b>Inner Ring</b>	<b>430</b>	<b>2.4</b>	<b>7.5</b>	<b>550</b>	<b>0.0</b>	<b>7.8</b>	<b>750</b>	<b>3.4</b>	<b>7.9</b>	<b>1050</b>	<b>10.5</b>	<b>10.5</b>
1 Ashfield	320	0.0	6.7	400	5.3	8.1	525	-4.5	5.0	-	-	-
2 Botany Bay	335	8.1	19.6	400	0.0	6.7	590	8.3	18.0	-	-	-
3 Lane Cove	360 s	2.9 s	9.1 s	450	4.7	12.5	600	-7.7	3.4	1100 s	15.8 s	10.0 s
4 Leichhardt	400	2.6	11.1	560	1.8	3.7	745	2.1	14.6	1000 s	8.1	1.0 s
5 Marrickville	315	-0.8	8.6	430	0.0	2.4	620	3.3	12.7	760 s	0.7	16.9 s
6 Mosman	400	0.0	8.1	525	-2.8	5.0	873	-3.0	9.7	1800 s	1.7	4.3
7 North Sydney	420	1.2	7.7	560	1.8	7.7	800	6.7	14.3	995	-17.1 s	-0.5 s
8 Randwick	400	0.0	3.9	510	2.0	8.5	708	5.6	8.8	1000	2.6	4.4
9 Sydney	460	0.0	7.0	630	3.3	12.5	800	2.6	6.7	850	3.7	6.3
10 Waverley	440	6.7	6.0	600	9.1	9.1	880	10.7	10.0	1325	23.3	-5.7
11 Woollahra	430	2.4	11.0	610	5.2	10.9	995	3.6	10.6	1550	26.5	6.9
<b>Middle Ring</b>	<b>360</b>	<b>2.9</b>	<b>9.1</b>	<b>400</b>	<b>0.0</b>	<b>5.3</b>	<b>500</b>	<b>0.2</b>	<b>6.4</b>	<b>650</b>	<b>0.0</b>	<b>0.0</b>
12 Auburn	385	-1.3	4.1	398	-0.6	10.4	450	0.0	4.7	550	-4.3 s	0.0
13 Bankstown	180	-18.2 s	0.0	350	0.0	4.5	430	2.4	7.5	510	2.0	6.3
14 Burwood	300 s	2.6	25.0	430	-2.3	2.4	535	-3.6	0.9	700 s	0.0 s	11.1 s
15 Canterbury	265	6.0	10.4	320	0.0	6.7	460	0.0	2.2	510	-13.6	-1.0
16 Canada Bay	443	0.6	5.4	528	-0.5	8.8	650	0.0	6.6	800 s	-3.0	5.3 s
17 Hunters Hill	-	-	-	518 s	15.0	7.8 s	748 s	15.0 s	28.3 s	-	-	-
18 Hurstville	320	10.3	10.3	375	4.2	7.1	480	2.1	9.1	600	7.1	7.1
19 Kogarah	300 s	0.0 s	11.1 s	395	3.9	6.0	500	-3.8	1.5	640 s	5.8 s	-4.5 s
20 Ku-ring-gai	385	10.0	1.3	530	1.9	8.2	700	7.7	12.9	980	3.2	12.0
21 Manly	450	4.7	9.8	580	3.6	5.5	850	6.3	13.3	1273	15.7	-9.1
22 Parramatta	310	-3.1	3.3	370	1.4	5.7	440	2.3	7.3	525	1.0	5.0
23 Rockdale	330	0.0	10.0	400	0.0	5.3	520	4.0	10.6	640	10.3 s	6.7
24 Ryde	310	3.3	8.8	380	0.0	5.6	550	1.9	10.0	655	-3.7	4.0
25 Strathfield	350 s	2.9	9.4	420	0.0	5.0	532	2.3	4.3	650 s	4.8 s	8.3 s
26 Willoughby	450	-1.1	3.4	550	1.9	11.1	720	-4.0	4.3	923	-7.3	-7.8
<b>Outer Ring</b>	<b>250</b>	<b>0.0</b>	<b>4.2</b>	<b>340</b>	<b>3.0</b>	<b>6.3</b>	<b>380</b>	<b>5.6</b>	<b>8.6</b>	<b>490</b>	<b>2.1</b>	<b>3.2</b>
27 Baulkham Hills	275	-11.3	10.0	410	2.5	7.9	475	-1.0	5.6	600	-1.6	5.3
28 Blacktown	200	-7.0	11.1	330	3.1	10.0	360	0.0	5.9	460	-1.1	2.2
29 Blue Mountains	200	5.3	5.3	288	7.5	15.0	330	3.1	10.0	420	0.0	9.8
30 Camden	-	-	-	300 s	-6.3 s	-1.6 s	380	0.7	5.6	470	-2.1	2.2
31 Campbelltown	245 s	-2.0	19.5 s	280	3.7	7.7	340	0.0	9.7	410	-2.4	6.5
32 Fairfield	220	0.0	10.0	280	0.0	3.7	380	0.0	8.6	450	0.0	4.7
33 Gosford	200	2.6	11.1	280	1.8	7.7	350	2.9	6.1	450	0.0	0.0
34 Hawkesbury	228 s	23.0 s	24.7 s	280	0.0	12.0	350	0.0	6.1	460	4.5	3.4
35 Holroyd	223	6.0	1.1	350	2.9	6.1	400	-2.4	5.3	465	-6.1	-5.1
36 Hornsby	345	0.7	6.2	430	4.2	8.9	500	0.0	5.3	650	5.7	8.3
37 Liverpool	210	-4.5	10.5	300	3.4	9.1	400	4.4	6.7	470	-2.1	4.4
38 Penrith	205	-6.8	2.5 s	270	1.9	6.9	350	2.9	9.4	430	2.4	4.2
39 Pittwater	350	2.9	7.7	498	4.7	8.2	700	1.1	7.7	863	1.5	5.5
40 Sutherland	290	0.0	5.5	400	5.3	8.1	533	2.4	6.5	678	-0.4	7.5
41 Warringah	388	7.6	10.7	480	3.2	6.7	680	4.6	8.8	873	2.6	5.4
42 Wollondilly	178 s	-11.3 s	-	250 s	0.0	8.7	328	-0.8	12.9	450	13.9	4.7
43 Wyong	180	0.0	7.5	260	0.0	6.1	313	4.2	7.8	390	2.6	2.6
<b>Rest of GMR</b>	<b>185</b>	<b>2.8</b>	<b>8.8</b>	<b>280</b>	<b>0.0</b>	<b>7.7</b>	<b>343</b>	<b>3.8</b>	<b>7.0</b>	<b>420</b>	<b>5.0</b>	<b>8.4</b>
44 Cessnock	158	5.0	5.0 s	240	4.3	9.1	293	4.5	8.3	360	-1.4	2.9
45 Kiama	-	-	-	260	-13.3	-3.7	390	8.3	14.7	430 s	1.2	7.5 s
46 Lake Macquarie	190	11.8	7.0	275	1.9	10.0	340	4.6	6.3	430	0.0	2.4
47 Maitland	170 s	0.0	9.7	250	0.0	4.2	320	0.0	10.3	400	1.3	11.1
48 Newcastle	190	-1.6	11.8	315	4.7	8.6	370	2.8	8.8	450	7.1	4.7
49 Port Stephens	190 s	0.0 s	5.6 s	240	4.3	6.7	320	6.7	10.3	380	2.7	8.6
50 Shellharbour	190 s	5.6 s	11.8 s	235	-6.0	-2.1	340	-2.9	9.7	450	0.0	12.5
51 Wollongong	190	0.0	8.6	300	1.7	13.2	383	3.4	9.3	490	3.7	14.0
<b>NEW SOUTH WALES</b>	<b>350</b>	<b>2.9</b>	<b>9.4</b>	<b>370</b>	<b>2.8</b>	<b>8.8</b>	<b>360</b>	<b>2.9</b>	<b>5.9</b>	<b>450</b>	<b>2.3</b>	<b>5.9</b>

(a) the numbers shown on the map on page 9; (s) 30 or less bonds lodged; (-) 10 or less bonds lodged.

Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - December Quarter 2010

Local Government Area and Codes (a)	Two Bedrooms					Three Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qtlly %	Ann %	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qtlly %	Ann %
<b>SYDNEY SD</b>	<b>295</b>	<b>370</b>	<b>500</b>	<b>5.7</b>	<b>8.8</b>	<b>350</b>	<b>400</b>	<b>500</b>	<b>2.6</b>	<b>8.1</b>
<b>Inner Ring</b>	<b>500</b>	<b>570</b>	<b>650</b>	<b>0.0</b>	<b>5.6</b>	<b>620</b>	<b>730</b>	<b>883</b>	<b>4.3</b>	<b>10.6</b>
1 Ashfield	-	-	-	-	-	484	625	669 s	5.5 s	20.2 s
2 Botany Bay	-	-	-	-	-	483	630	725 s	12.5 s	12.5 s
3 Lane Cove	-	-	-	-	-	613	750	815 s	5.6 s	4.9 s
4 Leichhardt	500	550	630	-6.0	0.0	620	730	820	2.8	12.3
5 Marrickville	500	550	583	8.4	10.0	529	590	680	-1.7	7.3
6 Mosman	-	-	-	-	-	875	1250	1448 s	19.0 s	-
7 North Sydney	568	620	748 s	-11.4 s	-	735	830	1025 s	2.2 s	7.1 s
8 Randwick	523	600	673 s	-1.6 s	-	665	780	910	11.4	11.4
9 Sydney	515	580	650	1.8	10.5	650	700	810	0.0	2.9
10 Waverley	675	775	920 s	-	-	795	940	1000 s	4.4 s	10.6 s
11 Woollahra	-	-	-	-	-	921	963	1125 s	-19.3 s	-12.5 s
<b>Middle Ring</b>	<b>365</b>	<b>410</b>	<b>461</b>	<b>2.5</b>	<b>7.2</b>	<b>430</b>	<b>490</b>	<b>590</b>	<b>2.1</b>	<b>8.9</b>
12 Auburn	-	-	-	-	-	400	440	480	4.8	10.0
13 Bankstown	335	360	393	2.9	9.1	390	420	460	1.2	7.7
14 Burwood	-	-	-	-	-	500	520	610 s	0.0 s	11.8 s
15 Canterbury	400	430	460	7.5	13.2	450	480	550	1.6	6.7
16 Canada Bay	395	470	520 s	-6.0 s	-14.5 s	550	600	680	0.0	5.3
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	390	430	450 s	7.5 s	19.4 s	450	480	540	2.1	10.3
19 Kogarah	400	435	463 s	-3.3 s	-3.3 s	460	505	565	-2.9	5.2
20 Ku-ring-gai	-	-	-	-	-	625	710	823	10.1	18.3
21 Manly	-	-	-	-	-	811	900	1100 s	7.5	9.8 s
22 Parramatta	330	360	385 s	0.0	9.1 s	380	420	460	0.0	7.7
23 Rockdale	408	450	478 s	4.7	7.1 s	480	510	560	2.0	4.1
24 Ryde	390	450	520 s	7.1 s	5.9 s	500	550	580	10.0	11.1
25 Strathfield	-	-	-	-	-	478	550	620 s	5.8 s	1.9 s
26 Willoughby	-	-	-	-	-	650	720	898	-6.2	2.9
<b>Outer Ring</b>	<b>265</b>	<b>300</b>	<b>350</b>	<b>0.0</b>	<b>7.1</b>	<b>330</b>	<b>370</b>	<b>420</b>	<b>2.8</b>	<b>8.8</b>
27 Baulkham Hills	315	380	420 s	14.3 s	-5.0 s	430	460	500	-4.2	2.2
28 Blacktown	290	310	330	3.3	6.0	325	360	390	2.9	5.9
29 Blue Mountains	280	300	315	4.3	15.4	300	330	360	3.1	10.9
30 Camden	-	-	-	-	-	360	380	420	1.3	5.6
31 Campbelltown	-	-	-	-	-	320	350	370	2.9	9.4
32 Fairfield	280	300	350	-6.3	3.4	350	380	415	0.0	8.6
33 Gosford	260	290	324	3.6	9.4	300	350	380	2.9	6.1
34 Hawkesbury	280	310	350 s	3.3 s	10.7 s	329	360	400	2.9	9.1
35 Holroyd	338	360	389	2.9	2.9 s	370	400	440	0.0	5.3
36 Hornsby	370	400	470 s	-0.6 s	0.0 s	455	500	555	0.0	4.2
37 Liverpool	270	310	340 s	10.7 s	0.0 s	350	395	440	2.6	6.8
38 Penrith	275	290	300 s	3.6 s	11.5 s	320	350	375	0.0	9.4
39 Pittwater	-	-	-	-	-	620	750	850	7.9	15.4
40 Sutherland	370	450	490	4.7	9.8 s	483	533	580	4.4	6.5
41 Warringah	505	635	693 s	10.0 s	19.8 s	613	673	740	1.1	3.5
42 Wollondilly	225	265	299 s	6.0 s	23.3 s	310	328	353	-0.8	12.9
43 Wyong	230	258	290	2.0	7.3	280	310	340	3.3	8.8
<b>Rest of GMR</b>	<b>250</b>	<b>280</b>	<b>330</b>	<b>0.0</b>	<b>7.7</b>	<b>300</b>	<b>335</b>	<b>375</b>	<b>1.5</b>	<b>8.1</b>
44 Cessnock	200	230	260	4.5	9.5	250	295	320	5.4	13.5
45 Kiama	-	-	-	-	-	368	410	430 s	13.9 s	20.6 s
46 Lake Macquarie	248	270	300	-1.8	6.9	300	330	370	1.5	3.1
47 Maitland	235	270	310 s	3.8 s	4.9 s	290	320	350	0.0	10.3
48 Newcastle	285	310	340	3.3	5.1	330	360	395	2.9	5.9
49 Port Stephens	233	250	264 s	0.0 s	11.1 s	270	300	331	0.0	5.3
50 Shellharbour	-	-	-	-	-	320	340	370	0.0	9.7
51 Wollongong	260	300	360	0.0	7.1	320	360	420	2.9	9.1
<b>NEW SOUTH WALES</b>	<b>230</b>	<b>290</b>	<b>380</b>	<b>3.6</b>	<b>11.5</b>	<b>280</b>	<b>340</b>	<b>415</b>	<b>3.0</b>	<b>9.7</b>

(a) the numbers shown on the map on page 9; (s) 30 or less bonds lodged; (-) 10 or less bonds lodged.

Table 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - December Quarter 2010

Local Government Area and Codes (a)	One Bedroom					Two Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median		First Quartile \$	Median \$	Third Quartile \$	Change in Median	
				Qty %	Ann %				Qty %	Ann %
<b>SYDNEY SD</b>	<b>315</b>	<b>400</b>	<b>470</b>	<b>2.6</b>	<b>6.7</b>	<b>350</b>	<b>435</b>	<b>550</b>	<b>1.2</b>	<b>8.7</b>
<b>Inner Ring</b>	<b>370</b>	<b>430</b>	<b>500</b>	<b>2.4</b>	<b>7.5</b>	<b>460</b>	<b>550</b>	<b>650</b>	<b>0.0</b>	<b>10.0</b>
1 Ashfield	290	320	350	0.0	6.7	360	395	450	3.9	6.8
2 Botany Bay	294	320	409 s	3.2	14.3	350	395	550	0.0	9.7
3 Lane Cove	300	360	395 s	2.9 s	9.1 s	395	450	490	4.7	12.5
4 Leichhardt	309	380	443	2.7	8.6	440	550	640	10.4	10.6
5 Marrickville	280	320	380	0.0	6.7	350	400	460	0.0	6.7
6 Mosman	360	400	450	0.0	8.1	455	510	598	-0.5	4.1
7 North Sydney	375	420	485	1.8	7.7	490	550	650	0.0	7.8
8 Randwick	360	400	450	0.0	2.6	450	500	580	1.5	6.4
9 Sydney	400	470	550	2.2	9.3	560	640	730	3.2	12.3
10 Waverley	388	450	531	9.8	7.1	525	600	685	9.1	11.1
11 Woollahra	370	415	486	0.0	9.2	520	585	680	5.4	8.3
<b>Middle Ring</b>	<b>300</b>	<b>380</b>	<b>440</b>	<b>5.6</b>	<b>8.6</b>	<b>350</b>	<b>400</b>	<b>485</b>	<b>1.3</b>	<b>5.3</b>
12 Auburn	285	395	410	1.3	5.3	320	400	480	0.0	11.1
13 Bankstown	140	210	293 s	-	10.5 s	325	350	380	0.0	4.5
14 Burwood	280	300	345 s	0.0	13.2	385	420	460	-4.5	0.0
15 Canterbury	230	260	290	4.0	8.3	300	320	350	1.6	6.7
16 Canada Bay	364	448	460	1.7	6.5	460	530	580	-0.9	10.4
17 Hunters Hill	-	-	-	-	-	450	520	620 s	20.9 s	23.8 s
18 Hurstville	258	320	380 s	6.7	6.7	340	365	410	1.4	5.8
19 Kogarah	275	310	370 s	2.5 s	14.8 s	360	390	425	2.6	5.4
20 Ku-ring-gai	335	400	480	5.3	5.3	478	530	600	1.0	8.2
21 Manly	400	450	498	3.4	7.1	496	570	671	3.6	5.6
22 Parramatta	280	330	380	3.1	6.5	340	370	400	2.8	5.7
23 Rockdale	300	350	410	0.7	12.9	360	390	450	0.0	5.4
24 Ryde	290	310	400	5.1	8.8	350	380	420	0.0	8.6
25 Strathfield	315	350	400 s	2.9 s	6.1	395	420	460	0.0	5.0
26 Willoughby	400	450	490	-1.1	2.9	479	540	630	1.9	10.2
<b>Outer Ring</b>	<b>215</b>	<b>278</b>	<b>350</b>	<b>6.7</b>	<b>11.0</b>	<b>290</b>	<b>350</b>	<b>430</b>	<b>0.0</b>	<b>6.1</b>
27 Baulkham Hills	230	298	400	-7.0 s	19.0 s	371	410	460	2.5	7.9
28 Blacktown	132	196	250	-8.9	8.8	289	330	370	0.0	6.5
29 Blue Mountains	165	200	230 s	8.1 s	11.1 s	220	250	300 s	5.3 s	9.9
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	209	260	300 s	4.0 s	4.0 s	230	253	310	5.2	14.8
32 Fairfield	190	218	230	-1.1	8.7	250	270	300	0.0	2.9
33 Gosford	180	210	250	6.3	13.5	260	280	310	3.7	7.7
34 Hawkesbury	-	-	-	-	-	250	285	325 s	5.6	23.9
35 Holroyd	200	270	300 s	12.5	18.7 s	324	350	370	2.9	9.4
36 Hornsby	284	348	374	-0.7	2.2	390	430	460	3.6	7.5
37 Liverpool	200	220	250	-8.3	10.0 s	270	295	340	5.4	10.3
38 Penrith	170	213	235	3.7 s	9.0 s	225	250	310	-3.8	0.0
39 Pittwater	303	350	395 s	6.1	7.7	410	473	550	5.0	7.4
40 Sutherland	270	295	325	-1.7	9.3	360	390	430	2.6	5.4
41 Warringah	340	395	450	9.7	12.9	430	480	550	4.3	9.1
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	160	193	240	-2.5	13.2	210	260	300	0.0	4.0
<b>Rest of GMR</b>	<b>165</b>	<b>190</b>	<b>230</b>	<b>0.0</b>	<b>5.6</b>	<b>230</b>	<b>275</b>	<b>325</b>	<b>1.9</b>	<b>10.0</b>
44 Cessnock	148	160	190 s	6.7 s	6.7 s	220	240	265	0.0	7.9
45 Kiama	-	-	-	-	-	220	250	260 s	-9.1 s	2.0 s
46 Lake Macquarie	170	190	220	11.8	13.4	230	265	300	6.0	10.4
47 Maitland	150	170	210 s	6.3 s	9.7 s	215	240	269	-4.0	9.1
48 Newcastle	179	205	300	-1.2	10.8	270	300	360	0.0	7.1
49 Port Stephens	-	-	-	-	-	210	230	253	1.1	4.5
50 Shellharbour	155	190	220 s	-	22.6 s	193	210	243	-4.5	5.0
51 Wollongong	156	190	224	0.0	5.6	240	285	340	0.0	9.6
<b>NEW SOUTH WALES</b>	<b>235</b>	<b>365</b>	<b>450</b>	<b>4.3</b>	<b>7.4</b>	<b>280</b>	<b>380</b>	<b>500</b>	<b>0.0</b>	<b>5.6</b>

(a) the numbers shown on the map on page 9; (s) 30 or less bonds lodged; (-) 10 or less bonds lodged.

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Subdivisions - December Quarter 2010

Rural SSD and Code (a)	All Dwellings Two Bedrooms			All Dwellings Three Bedrooms			Separate Houses Three Bedrooms			Flat/Units Two Bedrooms		
	Median Rents \$	Change		Median Rents \$	Change		Median Rents \$	Change		Median Rents \$	Change	
		Qtly %	Ann %		Qtly %	Ann %		Qtly %	Ann %		Qtly %	Ann %
<b>REST OF NSW</b>	<b>210</b>	<b>0.0</b>	<b>5.0</b>	<b>280</b>	<b>1.8</b>	<b>7.7</b>	<b>270</b>	<b>0.0</b>	<b>8.0</b>	<b>200</b>	<b>2.6</b>	<b>8.1</b>
54 Hunter SD Balance	218	1.2	8.7	300	3.4	15.4	290	0.0	11.5	200	0.0	0.0
55 Nowra-Bomaderry	210	0.0	7.7	280	1.8	7.7	280	3.7	7.7	195	5.4	8.3
56 Illawarra SD Balance	240	2.1	14.3	280	0.0	9.8	280	0.0	12.0	235	6.8	11.9
57 Tweed Heads & Tweed Coast	295	1.7	1.7	360	0.0	2.9	380	-0.7	2.7	290	3.6	3.6
58 Lismore	225	2.3	9.8	310	3.3	6.9	320	4.1	6.7	220	4.8	10.0
59 Richmond-Tweed SD Balance	275	1.9	5.8	350	0.0	0.0	350	0.0	6.1	255	2.0	6.3
60 Coffs Harbour	250	4.2	8.7	350	2.9	9.4	350	2.9	9.4	220	0.0	0.0
61 Clarence	220	0.0	4.8	290	3.6	7.4	295	5.4	9.3	200	0.0	2.6
62 Port Macquarie	243	1.0	5.4	350	6.1	9.4	350	2.9	9.4	230	4.5	4.5
63 Hastings	200	0.0	8.1	260	0.0	4.0	260	0.0	4.0	190	5.6	10.1
64 Tamworth	220	12.8	10.0	275	1.9	5.8	270	3.8	3.8	213	11.8	11.8
65 Northern Slopes	160	0.0	0.0	210	5.0	-2.3	210	10.5	0.0	150 s	0.0	3.4 s
66 Northern Tablelands	190	5.6	11.8	240	0.0	4.3	240	0.0	9.1	185	5.7	12.1
67 North Central Plain	140	-2.1	0.0	230	-4.2	9.5	230	-4.2	9.5	140	0.0	1.8
68 Dubbo	180	2.9	5.9	250	0.0	0.0	250	0.0	0.0	160	-5.9	0.0
69 Central Macquarie	185	8.8	15.6	230	1.1	5.7	210	-4.5	0.0	195	14.7	16.4
70 Macquarie-Barwon	130 s	-7.1 s	-13.3 s	170	6.3 s	9.7	168 s	4.7 s	11.7 s	130 s	0.0 s	-18.8 s
71 Upper Darling	150 s	7.1 s	25.0 s	220 s	46.7	35.4 s	220 s	46.7 s	35.4 s	125 s	-7.4 s	4.2 s
72 Bathurst	200	-4.8	0.0	268	0.9	9.2	270	0.9	12.5	200	0.0	2.6
73 Orange	238	8.0	18.8	300	3.4	15.4	295	3.5	15.7	230	15.0	15.0
74 Central Tablelands	175	9.4	9.4	230	4.5	9.5	230	4.5	9.5	160 s	14.3	10.3
75 Lachlan	135	0.0	3.8	180	0.0	0.0	180	0.0	0.0	131	0.4	0.4
76 Queanbeyan	305	1.7	8.0	440	7.3	10.0	450	12.5	15.4	290	0.0	7.4
77 Southern Tableland	190	5.6	5.6	250	0.0	4.2	250	0.0	4.2	160	-3.0	-3.0
78 Lower South Coast	210	5.0	10.5	270	2.9	8.0	270	1.9	8.0	195	0.0	8.3
79 Snowy	193	11.6	6.9	240	0.0	2.1	230	-4.2	0.0	160	-7.2 s	-7.2
80 Wagga Wagga	230	4.5	9.5	300	5.3	3.4	295	5.4	5.4	205	-6.8	13.9
81 Central Murrumbidgee	163	1.6	1.6	205	2.5	2.5	200	0.0	0.0	150	0.0	-11.8
82 Lower Murrumbidgee	150	-6.3	-3.2	220	0.0	0.0	210	-4.5	0.0	150	0.0	0.0
83 Albury	180	0.0	9.1	260	0.0	4.0	260	0.0	4.0	160	-3.9	6.7
84 Upper Murray	160	6.7	0.0	230	9.5	15.0	230	12.2	15.0	155 s	3.3 s	0.0 s
85 Central Murray	145	-3.3	-3.3	200	11.1	-4.8	193	6.9	-8.3	135	-6.9	-10.0
86 Murray-Darling	135 s	-6.9 s	-3.6 s	180 s	-2.7 s	5.9 s	193 s	1.3 s	13.2 s	138 s	-	-1.8 s
87 Far West	160	14.3	6.7	175	-2.8	-2.8	175	-2.8	-2.8	158 s	31.3 s	-

(a) the numbers shown on the map on page 9; (s) 30 or less bonds lodged; (-) 10 or less bonds lodged.

Table 6. New and Total Bonds - Rural Statistical Subdivisions - December Quarter 2010

Rural SSD and Code (a)	New Bonds Lodged					Total Bonds Held				
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings		Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings	
				Qtly %	Ann %				Qtly %	Ann %
<b>REST OF NSW</b>	<b>7152</b>	<b>4062</b>	<b>14740</b>	<b>-9.6</b>	<b>-2.9</b>	<b>66656</b>	<b>38439</b>	<b>142234</b>	<b>0.6</b>	<b>3.5</b>
54 Hunter SD Balance	448	254	887	-15.4	-8.0	4124	2140	8535	0.7	3.0
55 Nowra-Bomaderry	132	59	231	-14.8	-6.5	1241	692	2712	1.1	4.9
56 Illawarra SD Balance	469	111	740	-14.3	-12.5	4793	1089	8013	3.3	5.0
57 Tweed Heads & Tweed Coast	237	281	788	0.4	-3.2	1959	2251	6766	1.7	3.6
58 Lismore	126	123	336	1.8	3.4	1455	1138	3569	-1.9	1.6
59 Richmond-Tweed SD Balance	533	270	1116	-13.3	-3.0	5346	2802	11414	1.3	3.3
60 Coffs Harbour	206	184	619	-11.9	-1.7	1967	1646	5805	2.8	5.7
61 Clarence	465	198	789	-15.3	-3.0	4336	1917	7743	0.6	4.4
62 Port Macquarie	162	159	497	-13.4	-5.5	1440	1450	4520	0.9	3.7
63 Hastings	448	219	829	-14.5	0.7	4530	2012	8247	0.9	2.6
64 Tamworth	246	145	458	-13.6	-7.5	2221	1365	4331	0.5	3.4
65 Northern Slopes	163	58	241	-6.9	5.2	1509	565	2412	0.0	6.6
66 Northern Tablelands	300	188	604	-3.2	-3.0	2754	1817	5908	-0.9	2.4
67 North Central Plain	104	78	211	-12.4	-12.8	983	867	2241	-1.6	3.2
68 Dubbo	175	68	349	7.4	-7.2	1618	931	3412	0.7	1.3
69 Central Macquarie	220	115	384	-3.0	-8.4	1973	848	3529	3.6	4.4
70 Macquarie-Barwon	36	24	75	-11.8	-21.1	449	234	842	-0.1	2.7
71 Upper Darling	41	21	102	-13.6	15.9	366	224	892	2.2	7.5
72 Bathurst	206	127	406	-1.0	-0.2	1664	1050	3539	0.9	4.0
73 Orange	256	118	423	5.8	0.2	2183	1047	3735	-1.2	4.3
74 Central Tablelands	204	53	316	-5.7	13.3	1850	501	2998	3.6	7.0
75 Lachlan	212	82	328	-9.4	6.8	1882	923	3372	1.0	3.5
76 Queanbeyan	89	104	431	-9.1	-5.3	934	1237	4262	-1.6	-1.4
77 Southern Tableland	257	104	439	-10.4	2.6	2298	965	4399	0.5	3.4
78 Lower South Coast	238	152	518	-23.5	-19.9	2731	1487	5450	-0.1	2.7
79 Snowy	88	66	197	31.3	-0.5	689	434	1440	-7.2	5.8
80 Wagga Wagga	252	156	573	-13.4	5.9	1991	1685	5358	-2.0	2.1
81 Central Murrumbidgee	169	79	294	-3.0	3.5	1345	617	2488	0.5	2.3
82 Lower Murrumbidgee	162	148	388	-3.2	3.2	1562	1258	3591	-0.1	1.3
83 Albury	159	173	593	-8.1	1.0	1444	1784	5486	0.1	5.9
84 Upper Murray	68	32	128	-16.9	-7.2	712	313	1217	-0.8	3.1
85 Central Murray	129	76	232	-4.1	1.3	966	647	1815	0.0	1.9
86 Murray-Darling	39	15	60	11.1	22.4	272	148	460	1.1	5.0
87 Far West	113	22	158	-20.6	24.4	1069	355	1733	-1.0	6.1

(a) the numbers shown on the map on page 9; (\*) includes 'not stated' and 'other' dwelling types.

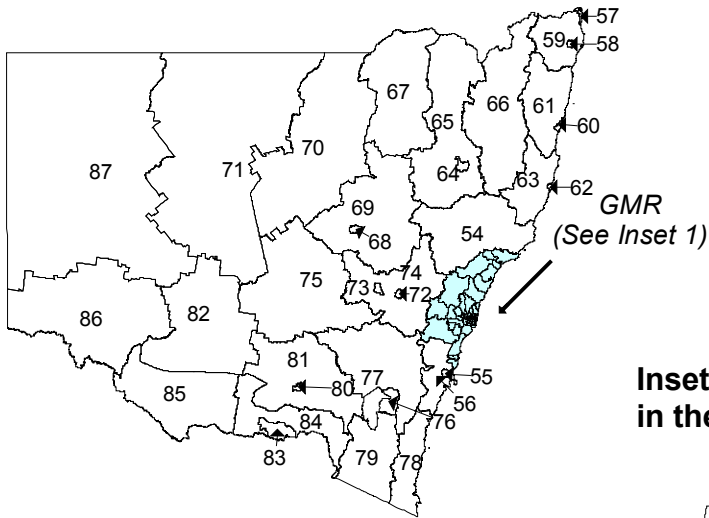


Table 7. New and Total Bonds - Greater Metropolitan Region - December Quarter 2010

Local Government Area and Codes (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %
<b>SYDNEY SD</b>	<b>9159</b>	<b>19593</b>	<b>42090</b>	<b>-6.6</b>	<b>0.3</b>	<b>100810</b>	<b>191948</b>	<b>455583</b>	<b>2.3</b>	<b>3.2</b>
<b>Inner Ring</b>	<b>944</b>	<b>9020</b>	<b>14992</b>	<b>-9.0</b>	<b>-2.7</b>	<b>9960</b>	<b>87718</b>	<b>158771</b>	<b>1.8</b>	<b>2.1</b>
1 Ashfield	33	327	521	-5.8	-12.0	568	3810	6906	0.8	0.2
2 Botany Bay	23	212	380	18.4	6.7	521	2541	4414	5.6	6.0
3 Lane Cove	42	177	324	-9.0	-13.4	476	2066	3673	0.9	-0.1
4 Leichhardt	233	338	946	-3.0	4.1	1993	3240	9444	2.9	1.8
5 Marrickville	146	502	1164	-14.0	-7.3	1914	6287	15553	1.9	2.5
6 Mosman	51	264	416	-13.7	-5.7	415	2530	4448	0.9	1.3
7 North Sydney	56	1264	1711	-9.4	-4.1	523	11227	17307	1.7	1.2
8 Randwick	146	1190	1958	-10.1	-0.9	1424	12186	21678	0.7	1.2
9 Sydney	98	3427	5331	-7.0	-1.8	1042	29549	49674	2.0	3.0
10 Waverley	51	788	1274	-20.9	-4.6	556	9197	15301	1.0	1.0
11 Woollahra	65	531	967	-5.0	0.6	528	5085	10373	3.6	3.2
<b>Middle Ring</b>	<b>2039</b>	<b>6109</b>	<b>11798</b>	<b>-4.1</b>	<b>2.5</b>	<b>22856</b>	<b>59758</b>	<b>127399</b>	<b>2.5</b>	<b>4.0</b>
12 Auburn	115	464	780	-4.2	-2.9	1488	4315	8162	2.3	2.4
13 Bankstown	326	250	932	-1.8	-1.3	3692	2651	11235	4.5	5.2
14 Burwood	48	185	388	-9.8	1.8	502	1958	4143	3.7	6.1
15 Canterbury	205	560	1252	11.6	10.2	2433	7058	15835	2.3	2.7
16 Canada Bay	97	664	1058	5.9	4.8	1136	4930	9338	2.2	4.6
17 Hunters Hill	18	30	74	-23.7	-11.9	217	381	882	0.7	1.3
18 Hurstville	120	300	612	-0.5	10.1	1434	3359	7110	6.1	7.0
19 Kogarah	74	231	419	-6.5	10.0	848	2371	4684	1.4	2.7
20 Ku-ring-gai	254	264	636	-0.2	0.6	2264	1687	5336	3.8	8.3
21 Manly	73	458	697	-12.5	9.2	527	3972	6671	1.9	2.8
22 Parramatta	242	875	1626	-14.8	-3.8	3007	8381	17750	0.4	3.8
23 Rockdale	142	541	951	-1.0	4.0	1761	6071	11083	2.6	3.6
24 Ryde	173	598	1098	-7.1	4.8	1850	5977	11934	2.4	4.5
25 Strathfield	37	241	393	-13.6	-9.9	501	2396	4249	1.7	5.1
26 Willoughby	115	448	882	-0.5	2.9	1196	4251	8987	2.1	2.1
<b>Outer Ring</b>	<b>6176</b>	<b>4464</b>	<b>15300</b>	<b>-6.2</b>	<b>1.6</b>	<b>67994</b>	<b>44472</b>	<b>169413</b>	<b>2.5</b>	<b>3.6</b>
27 Baulkham Hills	378	177	826	-8.5	-0.4	3492	1525	8271	5.0	5.1
28 Blacktown	935	273	1726	-2.7	8.2	10050	2480	18687	1.3	4.0
29 Blue Mountains	321	69	457	-7.5	-12.1	3573	696	5404	4.8	2.7
30 Camden	195	13	288	-11.4	10.3	1779	121	2736	4.6	10.1
31 Campbelltown	363	97	692	-21.7	-5.5	4569	962	9047	0.0	3.1
32 Fairfield	384	289	1009	5.4	26.4	4591	3483	13092	5.0	5.5
33 Gosford	543	338	1355	-15.1	-3.8	6187	3554	14688	1.1	2.5
34 Hawkesbury	216	44	418	7.7	4.0	2079	542	4318	3.8	4.7
35 Holroyd	232	396	924	-4.0	1.9	2485	4105	10213	2.6	5.0
36 Hornsby	259	367	850	-6.7	-4.4	2974	3625	9808	1.5	1.2
37 Liverpool	394	311	1070	-0.5	11.1	4696	3761	12684	2.7	4.3
38 Penrith	570	239	1190	-4.1	4.7	6062	2234	13412	1.6	3.7
39 Pittwater	114	125	334	-17.3	-21.4	1308	1331	4057	5.5	5.0
40 Sutherland	309	699	1502	2.7	2.0	2917	6862	14715	4.2	2.9
41 Warringah	233	760	1278	-0.4	4.8	2336	6620	12456	1.3	0.8
42 Wollondilly	107	12	162	-26.7	-6.9	1270	169	1854	4.2	6.1
43 Wyong	623	255	1219	-14.7	-7.9	7626	2402	13971	1.5	3.2
<b>Rest of GMR</b>	<b>2367</b>	<b>1803</b>	<b>6118</b>	<b>-9.1</b>	<b>-1.5</b>	<b>26737</b>	<b>18223</b>	<b>66166</b>	<b>0.8</b>	<b>2.5</b>
44 Cessnock	272	93	463	0.7	26.8	2341	691	3813	3.4	10.4
45 Kiama	49	20	123	-8.9	-12.1	635	302	1419	3.0	1.6
46 Lake Macquarie	463	176	938	-16.2	-16.1	6074	2105	11962	0.4	1.6
47 Maitland	274	99	513	-4.3	7.8	2560	1140	4978	3.2	6.3
48 Newcastle	456	482	1651	-11.5	-3.7	5806	4832	18155	-1.0	1.0
49 Port Stephens	211	99	454	-12.9	-5.2	2456	956	5013	1.0	0.9
50 Shellharbour	180	91	367	-15.6	-0.5	1866	961	3961	0.6	1.9
51 Wollongong	462	743	1609	-3.0	3.8	4999	7236	16865	1.5	2.9
<b>NEW SOUTH WALES</b>	<b>18678</b>	<b>25458</b>	<b>62948</b>	<b>-7.6</b>	<b>-0.7</b>	<b>194203</b>	<b>248610</b>	<b>663983</b>	<b>1.7</b>	<b>3.2</b>

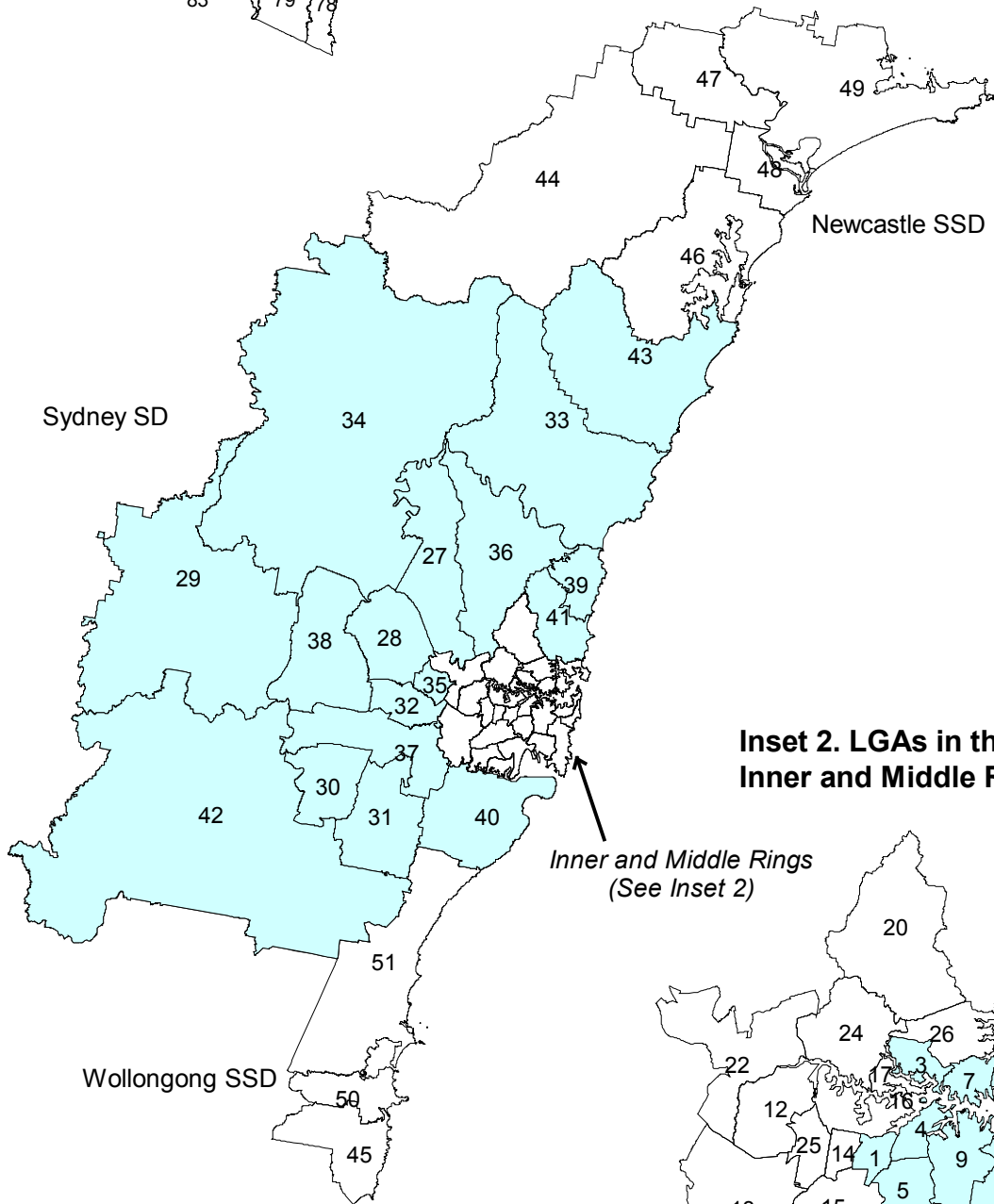
(a) the numbers shown on the map on page 9; (\*) includes 'not stated' and 'other' dwelling types.

# Statistical Subdivisions (SSDs) in NSW



The numbers on map left refer to the SSD indices in the left margin of Tables 5, 6, 11 and 12. The numbers on the insets refer to LGA indices in the Greater Metropolitan Region Tables.

## Inset 1. Local Government Areas (LGA) in the Greater Metropolitan Region



## Inset 2. LGAs in the Inner and Middle Rings

Inner and Middle Rings (See Inset 2)

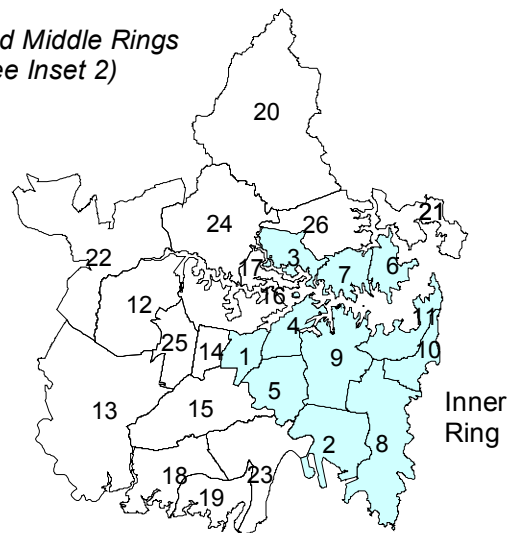


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — September Quarter 2010

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
<b>SYDNEY SD</b>	<b>370</b>	<b>500</b>	<b>706</b>	<b>604</b>	<b>-3.8</b>	<b>11.4</b>
<b>Inner Ring</b>	<b>500</b>	<b>665</b>	<b>925</b>	<b>818</b>	<b>-3.6</b>	<b>19.8</b>
1 Ashfield	420	503	763	628	-1.5	18.1
2 Botany Bay	400	525	725	565	-9.9	4.0
3 Lane Cove	480	641	1098	849	-14.0	33.5
4 Leichhardt	683	860	1108	925	-0.6	18.6
5 Marrickville	460	620	785	638	-3.1	24.0
6 Mosman	549	788	1654	1324	-28.1	11.2
7 North Sydney	518	648	870	754	-10.1	8.2
8 Randwick	549	670	964	822	-5.0	15.5
9 Sydney	462	610	800	661	0.0	19.1
10 Waverley	579	768	1329	1009	-3.0	12.9
11 Woollahra	655	1030	1798	1440	-18.6	11.2
<b>Middle Ring</b>	<b>400</b>	<b>530</b>	<b>750</b>	<b>637</b>	<b>-3.2</b>	<b>11.3</b>
12 Auburn	335	443	545	451	-2.5	4.6
13 Bankstown	382	471	545	466	0.6	14.0
14 Burwood	485	592	896	735	-9.6	19.6
15 Canterbury	295	425	644	480	-5.6	9.0
16 Canada Bay	570	692	952	792	1.7	12.6
17 Hunters Hill	494	877	1659	1278	-9.2	-16.7
18 Hurstville	391	539	677	554	0.8	9.9
19 Kogarah	438	535	845	670	-5.4	11.5
20 Ku-ring-gai	738	980	1269	1049	2.3	13.6
21 Manly	655	913	1300	1018	5.1	6.7
22 Parramatta	345	416	545	451	-1.0	5.9
23 Rockdale	380	463	637	527	-7.9	5.2
24 Ryde	435	600	833	664	-13.4	17.1
25 Strathfield	405	470	810	670	2.3	17.6
26 Willoughby	560	725	1182	898	-8.3	13.1
<b>Outer Ring</b>	<b>330</b>	<b>422</b>	<b>580</b>	<b>487</b>	<b>-1.9</b>	<b>9.6</b>
27 Baulkham Hills	565	655	800	694	-1.5	15.9
28 Blacktown	300	356	445	375	-3.0	3.2
29 Blue Mountains	329	380	455	398	-1.4	8.4
30 Camden	372	435	514	452	-4.8	4.8
31 Campbelltown	275	316	360	321	-1.4	5.2
32 Fairfield	293	385	450	383	0.0	12.2
33 Gosford	320	385	505	426	0.0	5.5
34 Hawkesbury	327	381	482	440	-3.5	3.0
35 Holroyd	310	385	480	400	-2.8	4.6
36 Hornsby	475	626	768	642	-3.8	12.7
37 Liverpool	335	419	500	420	6.1	16.1
38 Penrith	295	344	397	356	1.2	5.8
39 Pittwater	720	900	1200	1006	0.0	13.1
40 Sutherland	451	610	729	615	2.0	22.0
41 Warringah	482	661	899	722	-6.9	10.2
42 Wollondilly	330	420	585	466	9.4	12.0
43 Wyong	270	325	393	339	0.0	4.8
<b>Rest of GMR</b>	<b>298</b>	<b>365</b>	<b>450</b>	<b>389</b>	<b>0.0</b>	<b>7.7</b>
44 Cessnock	215	255	320	276	0.9	0.0
45 Kiama	427	514	686	566	0.7	10.7
46 Lake Macquarie	307	365	450	393	-0.8	7.4
47 Maitland	280	335	400	346	-0.1	9.8
48 Newcastle	305	370	453	397	1.4	8.2
49 Port Stephens	304	368	455	392	0.3	5.5
50 Shellharbour	292	350	410	361	0.0	4.2
51 Wollongong	318	390	480	409	-2.5	9.9
<b>NEW SOUTH WALES</b>	<b>316</b>	<b>425</b>	<b>600</b>	<b>512</b>	<b>-2.7</b>	<b>9.0</b>

(a) code refers to the numbers shown in the map at Page 9; (s) 30 or less properties sold; (-) 10 or less properties sold

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — September Quarter 2010

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
<b>SYDNEY SD</b>	<b>395</b>	<b>565</b>	<b>838</b>	<b>692</b>	<b>-4.2</b>	<b>14.5</b>
<b>Inner Ring</b>	<b>815</b>	<b>1047</b>	<b>1430</b>	<b>1266</b>	<b>-4.4</b>	<b>14.7</b>
1 Ashfield	730	875	1120	934	1.7	21.4
2 Botany Bay	725	800	935	825	-3.7	8.7
3 Lane Cove	984	1348	1688	1371	-2.0	11.8
4 Leichhardt	835	965	1208	1076	1.5	16.5
5 Marrickville	651	775	887	781	1.3	14.9
6 Mosman	1500	2075	2880	2561	0.0	-5.7
7 North Sydney	1055	1310	1800	1479	-12.7	6.7
8 Randwick	950	1210	1580	1280	-7.0	12.0
9 Sydney	766	875	1058	940	1.2	12.2
10 Waverley	1302	1520	1945	1691	1.3	3.4
11 Woollahra	1244	1835	3194	2314	-13.0	-5.4
<b>Middle Ring</b>	<b>550</b>	<b>730</b>	<b>1020</b>	<b>845</b>	<b>-2.7</b>	<b>17.2</b>
12 Auburn	449	560	675	559	7.7	16.7
13 Bankstown	458	515	575	519	3.0	12.3
14 Burwood	721	909	1273	1015	0.7	13.6
15 Canterbury	550	652	760	667	1.9	23.0
16 Canada Bay	893	1100	1350	1115	0.0	22.2
17 Hunters Hill	1138	1675	2390	2011	20.9	27.9
18 Hurstville	619	700	810	707	-0.8	12.0
19 Kogarah	730	880	1078	936	2.6	13.4
20 Ku-ring-gai	980	1200	1450	1262	-1.6	8.6
21 Manly	1129	1375	1759	1433	-6.9	1.9
22 Parramatta	446	550	639	560	4.0	10.2
23 Rockdale	608	715	849	727	-3.4	9.2
24 Ryde	775	877	1013	931	-2.3	17.5
25 Strathfield	785	1073	1535	1132	-17.5	19.0
26 Willoughby	1091	1285	1611	1386	-4.8	3.3
<b>Outer Ring</b>	<b>350</b>	<b>450</b>	<b>632</b>	<b>526</b>	<b>-2.2</b>	<b>10.0</b>
27 Baulkham Hills	612	700	833	741	-0.7	11.3
28 Blacktown	327	383	473	399	-1.8	4.9
29 Blue Mountains	333	385	458	403	-2.5	9.1
30 Camden	376	440	515	457	-5.4	4.7
31 Campbelltown	297	330	373	338	0.0	3.1
32 Fairfield	376	419	490	436	-0.2	11.7
33 Gosford	344	425	540	460	1.2	10.4
34 Hawkesbury	340	408	558	465	0.7	4.6
35 Holroyd	421	484	534	485	5.2	12.2
36 Hornsby	640	730	850	755	-6.0	7.7
37 Liverpool	385	446	525	459	3.4	11.4
38 Penrith	326	362	425	384	-2.2	4.9
39 Pittwater	850	985	1396	1149	-3.9	11.5
40 Sutherland	620	705	820	739	-2.8	11.0
41 Warringah	841	910	1071	980	-5.2	7.1
42 Wollondilly	340	422	599	477	6.8	6.4
43 Wyong	285	335	400	350	1.2	7.0
<b>Rest of GMR</b>	<b>310</b>	<b>380</b>	<b>470</b>	<b>405</b>	<b>-0.5</b>	<b>8.9</b>
44 Cessnock	218	252	325	279	-1.2	2.9
45 Kiama	475	565	723	619	-3.8	14.1
46 Lake Macquarie	318	378	465	405	0.7	8.8
47 Maitland	287	350	415	357	-1.5	12.7
48 Newcastle	320	382	461	408	0.4	10.6
49 Port Stephens	311	380	474	409	-1.3	7.0
50 Shellharbour	315	365	430	380	1.4	0.1
51 Wollongong	350	429	531	448	-2.6	10.7
<b>NEW SOUTH WALES</b>	<b>316</b>	<b>425</b>	<b>637</b>	<b>537</b>	<b>-3.4</b>	<b>9.8</b>

(a) code refers to the numbers shown in the map at Page 9; (s) 30 or less properties sold; (-) 10 or less properties sold

Table 10. Sale Prices — Greater Metropolitan Region — Strata — September Quarter 2010

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median Qtly %	Change in Median Ann %
<b>SYDNEY SD</b>	<b>349</b>	<b>453</b>	<b>595</b>	<b>499</b>	<b>-2.6</b>	<b>7.9</b>
<b>Inner Ring</b>	<b>455</b>	<b>575</b>	<b>715</b>	<b>631</b>	<b>-0.9</b>	<b>15.7</b>
1 Ashfield	390	440	500	447	4.4	10.6
2 Botany Bay	356	438	565	462	7.8	-5.8
3 Lane Cove	458	515	641	543	6.2	17.0
4 Leichhardt	481	598	750	622	-3.6	10.1
5 Marrickville	377	450	523	456	1.1	12.5
6 Mosman	463	615	790	711	1.7	19.2
7 North Sydney	490	616	761	649	-7.4	12.0
8 Randwick	500	595	685	617	2.5	15.5
9 Sydney	440	565	700	609	-1.5	15.3
10 Waverley	525	630	775	657	-1.6	8.4
11 Woollahra	599	760	1150	1027	-5.0	16.9
<b>Middle Ring</b>	<b>350</b>	<b>432</b>	<b>549</b>	<b>468</b>	<b>-4.0</b>	<b>4.8</b>
12 Auburn	308	370	470	390	-5.3	-3.3
13 Bankstown	295	333	401	349	-7.6	3.1
14 Burwood	422	490	536	479	-9.3	10.9
15 Canterbury	258	307	388	334	2.8	5.1
16 Canada Bay	505	605	700	627	1.8	4.9
17 Hunters Hill	400	505	625	670	46.4	-6.0 s
18 Hurstville	360	400	490	427	0.3	1.3
19 Kogarah	410	446	485	450	-5.2	3.6
20 Ku-ring-gai	570	665	788	697	1.5	9.0
21 Manly	550	678	901	757	1.9	4.4
22 Parramatta	313	357	428	378	-3.1	0.9
23 Rockdale	358	412	468	419	-4.2	3.0
24 Ryde	396	446	570	483	-9.4	6.2
25 Strathfield	384	421	480	433	-0.7	10.8
26 Willoughby	500	580	680	590	-3.3	11.3
<b>Outer Ring</b>	<b>275</b>	<b>355</b>	<b>470</b>	<b>384</b>	<b>-2.7</b>	<b>2.9</b>
27 Baulkham Hills	449	503	560	503	-1.5	11.0
28 Blacktown	252	283	332	292	-5.5	-4.1
29 Blue Mountains	278	317	364	316 s	-8.3 s	0.6
30 Camden	-	-	-	-	-	-
31 Campbelltown	215	240	275	243	0.8	2.1
32 Fairfield	219	242	281	256	-5.8	3.2
33 Gosford	250	303	368	328	-5.0	-1.9
34 Hawkesbury	244	301	360	306	-0.7	3.6
35 Holroyd	280	315	355	319	-1.3	4.7
36 Hornsby	398	448	505	455	-0.2	12.1
37 Liverpool	230	287	340	285	2.5	8.3
38 Penrith	222	275	305	267	2.2	3.3
39 Pittwater	496	645	788	666	10.3	14.1
40 Sutherland	385	450	541	471	0.6	10.6
41 Warringah	434	496	590	507	-2.4	4.8
42 Wollondilly	-	-	-	-	-	-
43 Wyong	219	255	307	273	-8.9	-4.9
<b>Rest of GMR</b>	<b>259</b>	<b>320</b>	<b>389</b>	<b>332</b>	<b>-1.5</b>	<b>0.9</b>
44 Cessnock	181	274	275	239 s	14.3 s	1.6
45 Kiama	289	340	405	350 s	-4.2 s	-3.7 s
46 Lake Macquarie	262	308	361	316	0.0	-3.9
47 Maitland	227	280	315	266	14.5	13.6
48 Newcastle	270	325	420	357	0.0	-3.0
49 Port Stephens	260	340	395	335	0.0	20.4
50 Shellharbour	250	287	335	288	-10.0	0.7
51 Wollongong	259	335	411	341	-4.0	3.1
<b>NEW SOUTH WALES</b>	<b>315</b>	<b>425</b>	<b>565</b>	<b>467</b>	<b>-1.3</b>	<b>7.5</b>

(a) code refers to the numbers shown in the map at Page 9; (s) 30 or less properties sold; (-) 10 or less properties sold

Table 11. Sale Prices — Rural Statistical Subdivisions — All Dwellings — September Quarter 2010

Rural SSD and Code (a)	First	Median	Third	Mean \$'000s	Change in Media	
	Quartile \$'000s	\$'000s	Quartile \$'000s		Qtly %	Ann %
<b>REST OF NSW</b>	<b>216</b>	<b>300</b>	<b>400</b>	<b>321</b>	<b>-2.3</b>	<b>7.1</b>
54 Hunter SD Balance	249	328	425	348	0.8	6.7
55 Nowra-Bomaderry	250	311	360	324	3.8	15.5
56 Illawarra SD Balance	290	370	490	410	-2.5	4.2
57 Tweed Heads and Tweed Coast	349	423	502	433	-4.0	3.7
58 Lismore	275	330	390	337	-0.2	8.0
59 Richmond-Tweed SD Balance	330	430	600	482	-2.3	11.0
60 Coffs Harbour	287	348	430	363	0.9	12.3
61 Clarence	252	320	402	338	-1.5	6.7
62 Port Macquarie	294	360	435	379	-2.7	8.8
63 Hastings	210	285	370	301	-8.1	1.4
64 Tamworth	219	267	325	279	-1.1	16.1
65 Northern Slopes	150	215	272	219	-0.2	10.3
66 Northern Tablelands	170	230	326	262	-4.0	-1.0
67 North Central Plain	106	180	272	203	-28.0	-7.7
68 Dubbo	218	255	345	275	-3.3	8.1
69 Central Macquarie	148	239	339	245	7.5	13.8
70 Macquarie-Barwon	80	118	167	135	2.2	24.2
71 Upper Darling	60	186	290	183 s	16.3	73.0
72 Bathurst	214	267	325	278	-10.1	8.1
73 Orange	218	292	374	294	0.7	6.2
74 Central Tablelands	159	219	320	254	-4.8	0.9
75 Lachlan	125	188	254	197	6.8	13.6
76 Queanbeyan	345	460	595	487	2.3	15.0
77 Southern Tablelands	190	270	370	297	6.5	11.1
78 Lower South Coast	265	333	407	340	1.8	9.0
79 Snowy	146	209	323	237	-12.8	2.1
80 Wagga Wagga	225	282	350	284	-0.4	6.4
81 Central Murrumbidgee	115	158	240	184	-20.9	-12.1
82 Lower Murrumbidgee	145	219	328	235	-0.5	5.3
83 Albury	175	236	320	251	-3.6	2.7
84 Upper Murray	154	215	313	231	19.4	13.2
85 Central Murray	130	200	293	230	2.6	2.6
86 Murray-Darling	105	173	204	174 s	-23.3 s	-8.7
87 Far West	70	120	168	132	20.0	20.0

(a) code refers to the numbers shown in the map at Page 9; (s) 30 or less properties sold; (-) 10 or less properties sold

Table 12. Sale Prices — Rural Statistical Subdivisions — September Quarter 2010

Rural SSD and Code (a)	Non Strata						Strata					
	First Quartile	Median	Third Quartile	Mean	Change in Median		First Quartile	Median	Third Quartile	Mean	Change in Median	
	\$'000s	\$'000s	\$'000s	\$'000s	Qtly %	Ann %	\$'000s	\$'000s	\$'000s	\$'000s	Qtly %	Ann %
<b>REST OF NSW</b>	<b>220</b>	<b>309</b>	<b>405</b>	<b>325</b>	<b>-1.9</b>	<b>9.2</b>	<b>205</b>	<b>275</b>	<b>360</b>	<b>300</b>	<b>-1.8</b>	<b>5.8</b>
54 Hunter SD Balance	265	338	434	354	-0.6	7.2	200	250	340	308	-12.6	-10.7
55 Nowra-Bomaderry	260	320	369	333	3.2	14.3	-	-	-	-	-	-
56 Illawarra SD Balance	295	370	515	419	-5.1	3.8	235	325	415	326	-1.4	0.0
57 Tweed Heads and Tweed Coast	420	479	548	494	-4.2	3.0	310	365	424	372	-4.2	7.4
58 Lismore	305	345	414	360	0.0	8.8	201	243	290	249 s	-3.0 s	4.3 s
59 Richmond-Tweed SD Balance	340	450	605	490	-0.6	10.6	315	396	538	456	5.7	9.2
60 Coffs Harbour	330	380	460	396	0.0	13.1	219	279	382	305	11.8	16.0
61 Clarence	255	323	405	335	-2.3	4.7	231	287	368	362	2.7	19.6
62 Port Macquarie	330	390	468	410	-0.3	4.0	240	280	349	311	-4.1	7.7
63 Hastings	226	299	386	314	-6.7	2.9	147	208	271	222	-11.7	-4.8
64 Tamworth	225	275	327	285	0.0	19.6	132	180	250	206 s	-	2.9 s
65 Northern Slopes	150	215	266	217	-0.2	10.3	-	-	-	-	-	-
66 Northern Tablelands	170	227	325	256	-6.2	-3.4	235	317	465	360 s	78.8 s	52.9 s
67 North Central Plain	107	180	271	203	-27.3	-7.7	-	-	-	-	-	-
68 Dubbo	228	265	356	285	0.0	11.3	127	164	213	170 s	-24.7 s	-
69 Central Macquarie	146	238	340	244	8.2	14.8	-	-	-	-	-	-
70 Macquarie-Barwon	80	118	167	135	2.2	24.2	-	-	-	-	-	-
71 Upper Darling	60	186	290	183 s	16.3	73.0	-	-	-	-	-	-
72 Bathurst	241	290	340	298	-4.1	11.5	155	197	221	190 s	-10.5 s	15.9
73 Orange	227	310	381	300	1.6	10.6	210	270	291	250 s	18.7 s	30.2 s
74 Central Tablelands	159	220	320	255	-6.4	0.0	-	-	-	-	-	-
75 Lachlan	125	185	255	197	5.4	12.1	-	-	-	-	-	-
76 Queanbeyan	460	547	680	576	5.1	6.7	248	322	380	315	9.5	16.9
77 Southern Tablelands	196	275	374	302	7.8	10.4	141	179	262	199 s	-	2.9 s
78 Lower South Coast	293	350	420	362	0.0	6.1	194	251	318	263	0.2	10.0
79 Snowy	146	194	325	238	-18.5	-3.3	136	226	275	231 s	-11.7 s	-5.6 s
80 Wagga Wagga	249	295	358	297	0.2	7.3	145	201	233	195 s	17.9 s	1.8
81 Central Murrumbidgee	115	157	240	184	-21.2	-12.6	-	-	-	-	-	-
82 Lower Murrumbidgee	146	228	337	240	-2.6	8.7	-	-	-	-	-	-
83 Albury	206	273	335	278	-0.7	11.4	113	160	204	163	-18.2	-8.0
84 Upper Murray	152	213	311	227	21.4	6.3	-	-	-	-	-	-
85 Central Murray	131	210	296	235	10.5	7.7	-	-	-	-	-	-
86 Murray-Darling	102	173	211	176 s	-23.3 s	-11.3	-	-	-	-	-	-
87 Far West	70	120	168	132	20.0	20.0	-	-	-	-	-	-

(a) code refers to the numbers shown in the map at Page 9; (s) 30 or less properties sold; (-) 10 or less properties sold

# Explanatory notes

1. Statistics in this Report are based on two sources. Rental statistics are derived from information provided on the bond lodgement form that is lodged with the Renting Services Branch (RSB) of the Office of Fair Trading. Sales statistics are derived from information provided on the 'Notice of Sale or Transfer of Land' form that is lodged with Land and Property Information NSW.

2. The geographic areas for reporting data are based on the Australian Standard Geographical Classification (ASGC) of the Australian Bureau of Statistics (ABS). For both the rent and sales data sets, the address of each dwelling has been coded to the Statistical Local Area (SLA) under the ASGC and then aggregated to the LGA, SSD and SD level. The combined area of Sydney SD, Newcastle SSD and Wollongong SSD is defined as the Greater Metropolitan Region (GMR) and the LGAs in Sydney SD are grouped into Inner, Middle and Outer rings.

3. For confidentiality, we do not report rents and sale prices in any geographical area where the number of new bonds or sales is 10 or less. Statistics calculated from samples of sizes between 10 and 30 are shown with an 's' to indicate small sample in the relevant table. We suggest data based on small samples are treated with caution, particularly when assessing quarterly and annual changes.

4. The median is the value that divides a set of ordered numbers equally into a bottom half and top half. Unlike means, medians are not significantly affected by unusually high or low values. Therefore median values are better measures of central tendency. In addition, some tables provide first and third quartiles. These are the 25 and 75 percentiles in the set of ordered numbers.

## Rent statistics

1. Total bonds held refer to those live bonds at the last date of the quarter. The total number of bonds held by RSB does not equal the total number of rental properties. The two main reasons are that at any given time some properties are vacant, and secondly that there are cases where bonds are not always required by a landlord from their tenant, for example for informal lettings.

2. When new bonds are lodged with RSB, rental values, dwelling type and bedroom number are not always provided. Typically, about 5% of these bonds do not provide rental values.

## Sales statistics

1. Sales are reported according to their contract date. Generally the vendor and purchaser agree on the sale price on or before the contract date. In many instances there is a considerable time lapse between the contract and transfer dates. Therefore in assigning a time period to each property sale, the contract date is considered to be more relevant for market price analyses than the transfer date.

2. The sales data are reported three months after the end of the reference quarter, when about 80% on average of the contracted sales have been notified. Waiting a further three months i.e. six months after the end of the reference quarter increases the notifications to about 90%. However, statistical testing on sale price means and medians after three months and six months of notifications do not show any significant difference for most of the LGAs.

3. The quarterly and annual changes are based on revised figures for the previous quarters. Due to the time lapse between the contract date and when the sale is notified, the previous quarters' figures will usually change each quarter as more sales are reported.

4. A variety of factors contribute to anomalies in the sale price attributed to particular properties. To ensure that the statistics reflect the market price of a typical residential dwelling the lower and upper 5% of sale prices for each LGA have been excluded. At LGA level, this does not affect the median but does remove outliers in the calculation of the mean and moves the first and third quartiles slightly towards the median. The impact at higher levels of aggregation is less predictable but is likely to provide a more reliable indication of sale prices.

5. Strata title properties usually include town houses, terraces/villas, flats/units (multi-unit dwellings) whereas non-strata title properties refer to separate houses. However any multi-unit dwelling with a Torrens title would be counted as a non-strata property.

## Changes to the geography

Minor changes were introduced into the December 2007 issue of the Rent and Sales Report to reflect boundary changes made by the ABS to rural statistical subdivisions (SSDs) within NSW for the 2006 Census (see map on page 9). The changes reflect the ABS Australian Standard Geographical Classification (ASGC) effective from 1 July 2006. The changes incorporated are:

1. The inclusion of the coastal strip to the south of Tweed Heads to form the new SSD Tweed Heads and Tweed Coast;
2. Replacement of the Bathurst-Orange SSD with the newly defined Bathurst SSD and Orange SSD increasing the number of SSDs from 33 to 34;
3. Some further boundary changes without name changes for a few of the other SSDs due to redefinition of the underlying statistical local areas (SLAs).

There have been no changes to local government area boundaries from the previous (2005) framework.

A trend series of median rents by LGA for the Greater Metropolitan Region is available on the Housing NSW website at [www.housing.nsw.gov.au](http://www.housing.nsw.gov.au). The trend series goes back to the September 2001 quarter.

For further information about these statistics contact Housing Analysis and Research (02 8753 8495).